

**ADMINISTRATIVE ORDER NO. 53-14-04**  
**of the**  
**City Manager of the City of Eugene**

**PROPOSED AMENDMENT OF THE CONSTRUCTION AND  
DEVELOPMENT FEE SCHEDULE AND REPEAL OF  
ADMINISTRATIVE ORDER NO. 53-10-06-F.**

**The City Manager of the City of Eugene finds as follows:**

**A.** Chapter 8 and Section 2.020 of the Eugene Code, 1971 (EC) authorize the City Manager to determine and set fees and charges to be imposed by the City for services, goods, use of municipal property and licenses and permits.

**B.** Following the procedures set forth in EC 2.020, on November 1, 2010, Administrative Order No. 53-10-06-F was issued establishing the Construction and Development Fee Schedule ("the Fee Schedule").

**C.** City staff has recommended amendments to the Fee Schedule so that the charges more accurately recover the costs involved in providing the described services. The proposed amendments include a 4% across-the-board increase to fees in the Fee Schedule. The proposed Fee Schedule will also be reformatted. The current fees and proposed amendments are set forth in the Notice attached as Exhibit A to this Order.

**D.** In determining the proposed fees, I have considered the applicable policies, enactments and directives of the City Council, the amount charged for these services by the City in the past, the full costs of providing the services supported by the fees, the amounts charged and the calculation methods used by other comparable providers, and the revenue needs of the City as determined by the adopted City budget.

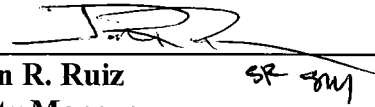
**On the basis of these findings, I order that:**

**1.** Copies of the Notice attached as Exhibit A shall be provided to the Mayor and City Councilors, to the Director of the Department of Consumer and Business Services, to persons who have requested such notice, and shall be made available for inspection by interested persons at the offices of the Planning & Development Department, Building & Permit Services, 99 West 10th Avenue, Eugene, Oregon 97401, during normal business hours. Notice shall also be posted at two locations at City Hall.

**2.** A copy of the Notice attached as Exhibit B, which contains the fees that are or are likely to be \$250 or more, shall be published in the Register Guard Newspaper.

3. Comments on the proposed amendments must be submitted in writing as set forth in the Notices. After expiration of the comment period, I will, by administrative order, amend the fees as proposed or as modified in response to the comments received (provided that modified fees comply with the provisions of the Eugene Code) effective July 1, 2014. I will also incorporate any unamended fees established by Administrative Order No. 53-10-06-F into the new Fee Schedule, and repeal Administrative Order No. 53-10-06-F.

Dated this 23 day of MAY, 2014.

  
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Jon R. Ruiz  
City Manager

# NOTICE OF INTENDED AMENDMENT OF THE CONSTRUCTION AND DEVELOPMENT FEE SCHEDULE

To: The Mayor and City Councilors of the City of Eugene, and other interested persons.

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Chapter 8 and Section 2.020 of the Eugene Code, 1971, effective July 1, 2014, the City Manager of the City of Eugene intends to amend the Construction and Development Fee Schedule that was adopted by Administrative Order No. 53-10-06-F as follows:

Proposed Amendments to the Construction and Development Fee Schedule  
(Proposed amendments to the Fee Description text is shown in legislative format:  
Deletions are shown in ~~striketthrough~~; additions are shown in ***bold italics***.)

BUILDING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<u>Building Permit Fees:</u>		
<b><i>Project valuation:*</i></b>		
<b><i>New construction:</i></b> The International Code Council Building Valuation Data Table, current as of April 1 each year, is used to calculate the project value and is based on the type of construction and proposed building use. Project value is then applied to the table below to determine the building permit fee.		
• <b><i>Residential carports, covered porches, patios and decks use 50% of the value of a private garage ("utility, miscellaneous") from the valuation table.</i></b>		
<b><i>Alteration or repair:</i></b> The permit fees are calculated based on the fair market value of all construction work for which the permit is issued.		
<b><i>*Definition of Valuation: The valuation to be used in computing the permit fee and plan check fee shall be the total value of all construction work, excluding fire systems, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and the contractor's profit.</i></b>		
Use total value of construction work determined above to calculate the Building Permit Fee below:		
\$1 - \$2,000 .....	\$80.00 minimum fee	\$83.20 minimum fee
\$2,001 - \$25,000.....	\$89.20 plus \$7.46 for each additional \$1,000 or fraction thereof	\$83.20 plus \$9.00 for each additional \$1,000 or fraction thereof
\$25,001 - \$50,000.....	\$298.80 plus \$5.60 for each additional \$1,000 or fraction thereof	\$290.20 plus \$6.75 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000.....	\$468.70 plus \$3.73 for each additional \$1,000 or fraction thereof	\$458.95 plus \$5.00 for each additional \$1,000 or fraction thereof

<b>BUILDING PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
\$100,001 and up.....	\$689.13 plus \$3.12 for each additional \$1,000 or fraction thereof	\$708.95 plus \$3.25 for each additional \$1,000 or fraction thereof
<b>Building Plan Check Fee</b>	65% of building permit fees	No change
<b>Manufactured Dwelling Permits:</b>		
Installation permit on lots or in parks ..... <i>Fee includes: concrete slab, code compliant runners or foundations, electrical feeder, first 30 lineal feet of plumbing connections and all cross-over connections.</i>	\$330.00*	\$312.00*
Earthquake resistant bracing system installation permit ..... <i>Fee assessed when system is not installed at the same time and as part of a manufactured dwelling installation permit.</i>	\$112.00	\$116.00
<p>•*Accessory structure fees will be assessed based on the value of construction determined under the Building Permit Fee section above.</p> <p>•Utility connections beyond 30 lineal feet will be assessed separate plumbing fees determined under the Plumbing Permit, Plan Check &amp; Inspection Fee section of this Schedule.</p> <p>•Additional electrical and plumbing services may require additional permits.</p>		
Manufactured Dwelling Park Closure Permit ..... <i>(Section 2.1086 Eugene Code, 1971)</i>	\$640.00	\$666.00
<b>Manufactured dwelling and cabana fee</b> ..... <i>State fee required on all manufactured dwelling and cabana installations to help defray expenses incurred in code development, monitoring and administration of Oregon's manufactured dwelling and cabana installation program.</i>	n/a	\$30.00
<b>Additional Plan Review Fee</b> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<b>Addressing Fees:</b>		
New structure .....	\$36.00	\$37.00
Address change.....	\$61.00	\$63.00
<b>Alternative Materials and Methods</b> <i>Hourly rate charged per person involved in review.</i>	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<b>Building Demolition Permit Fee</b>	\$105.00	\$109.00
<b>Condominium Conversion Permit Application</b> <i>(Section 2.1066 Eugene Code, 1971)</i>	\$581.00	No change
<b>Emergency Generator</b>	\$275.00	\$286.00
<b>Excavation &amp; Grading Fees:</b> <i>Applies to all property except public right-of-way</i>		
Plan review fee .....	\$44.00	\$46.00
Permit fees:		
50 - 1,000 cubic yards.....	\$88.00	\$92.00

<b>BUILDING PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
1,001 - 10,000 cubic yards.....	\$210.00	\$218.00
10,001 - 100,000 cubic yards.....	\$585.00	\$608.00
100,001 cubic yards or more.....	\$795.00	\$827.00
<u>Fire/Life Safety (F/LS) Plan Check Fee</u>	40% of bldg. permit fees when F/LS plan review is required	No change
<b><u>Fire Suppression Systems, Residential Projects Stand-Alone and Multi-Purpose Systems:</u></b> <i>Based on area of the residential structure. Base fee includes plan review and inspections.</i>		
0 – 2,000 square feet.....	\$340.00	\$354.00
2,001 – 3,600 square feet.....	\$367.00	\$382.00
3,601 – 7,200 square feet.....	\$407.00	\$424.00
Over 7,200 square feet.....	\$462.00	\$481.00
<b><u>Fire System Fees, Commercial:</u></b> <b><i>Fire Sprinkler, Fire Suppression, Fire Alarm, Standpipe, Paint Booth and similar systems.</i></b> <b><i>Commercial fire system permit fees shall be charged based on the total valuation of work to be performed.</i></b>		
<b>\$1 - \$2,000 .....</b>	n/a	\$83.20 minimum fee
<b>\$2,001 - \$25,000.....</b>	n/a	\$83.20 plus \$9.00 for each additional \$1,000 or fraction thereof
<b>\$25,001 - \$50,000.....</b>	n/a	\$290.20 plus \$6.75 for each additional \$1,000 or fraction thereof
<b>\$50,001 - \$100,000.....</b>	n/a	\$458.95 plus \$5.00 for each additional \$1,000 or fraction thereof
<b>\$100,001 and up.....</b>	n/a	\$708.95 plus \$3.25 for each additional \$1,000 or fraction thereof
<u>Commercial Fire Systems Plan Check Fee</u>	n/a	65% of fire system permit fee
<u>Flood Hazard Zone Plan Check Fee</u>	5% of building permit fees when flood hazard zone plan check is required	No change

BUILDING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<u>Foundation Only Permit</u>	Apply Building Permit Fees (above) based on 20% of total project value	No change
<u>Quick Start Agreement/Express Start Review</u> <i>Fee for plan review and the issuance of an authorization to proceed with construction prior to completion of the full plan review process.</i>	\$185.00	\$192.00
<u>Phased Permit Fee</u> <i>Coordination fee charged in addition to normal plan review and permit fees; base fee includes required predevelopment meeting.</i>  <i>Fee assessed on each phase of a project.</i>	\$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase	\$286.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase
<u>Reroof Permit, Commercial Construction</u>	\$165.00	\$172.00
<u>Same-as-Plans (SAPs)*</u> <i>Structural plan review for single family homes and duplexes where a new structure is being constructed that is identical to a structure that has already been reviewed and approved by city staff.</i>  <i>*Full plumbing and mechanical plan review fees will be charged for SAPs. Plan review fees for Zoning, Public Works and Fire will also be charged where applicable.</i>	\$250.00 per structure	\$260.00 per structure
<u>Same-time-Plans (STPs)*</u> <i>Structural plan review for each additional structure when identical structures are being constructed and plans for each structure are submitted at the same time. Full structural plan review fees will be collected for the first home/duplex of the same design.</i>  <i>*Full plumbing and mechanical plan review fees will be charged only on the first home/duplex as long as systems are identical for each unit. Plan review fees for Zoning, Public Works and Fire will also be charged where applicable.</i>	\$250.00 per structure	\$260.00 per structure
<u>Seismic Hazard Plan Check Fee</u> <i>As authorized by ORS 455.447(3)</i>	1% of total structural and mechanical specialty code fees for essential and hazardous facilities, and major and special occupancy structures	No change
<u>Site Development Permit &amp; Plan Check Fee</u> <i>Includes review and inspection by Public Works and Land Use. Additional Plan review fees will be assessed if the project requires review under the Plumbing, Building or Fire Codes.</i>	\$770.00	\$801.00
<u>Solar Installation Permit:</u>  Installations in compliance with section 305.4 of the Oregon Solar Installation Specialty Code .....  All other installations..... <i>*Valuation includes structural elements of solar panels, including racking, mounting elements, rails, and the cost of labor to install. Valuation does not include the cost of solar electrical equipment, including collector panels and inverters.</i>  <i>Separate electrical fees also apply.</i>	\$150.00  Apply building permit fees (above)	\$156.00  No change

<b>BUILDING PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<u>Spa or Hot Tub Permit</u> <i>Separate electrical, mechanical and plumbing fees also apply</i>	\$57.00	\$59.00
<u>Swimming Pool Permit</u>	Apply building permit fees (above)	No change
<b>Temporary Certificates of Occupancy (TCOs):</b>		
Residential, new application	\$100.00 for first 30 days	\$78.00
Residential, renewal ..... <i>Each renewal is good for an additional 30 days</i>	\$25.00 multiplied by the number of renewals, plus \$100.00	\$78.00
Commercial, new application.....	10% of building permit fee for first 30 days	\$312.00
Commercial, renewal..... <i>Each renewal is good for an additional 30 days</i>	Original TCO fee multiplied by the number of renewals, plus \$500.00	\$312.00
Tenant infills, new application.....	\$500.00 for first 30 days	<i>Discontinue</i>
Tenant infills, renewal..... <i>Each renewal is good for an additional 30 days</i>	\$100.00 multiplied by the number of renewals, plus \$500.00	<i>Discontinue</i>
Multi-family dwellings/hotels/motels, new application.....	\$50.00 for each unit to be occupied plus \$500.00 for first 30 days	<i>Discontinue</i>
Multi-family dwellings/hotels/motels, renewal..... <i>Each renewal is good for an additional 30 days</i>	Original TCO fee multiplied by the number of renewals	<i>Discontinue</i>
Consultations requested by applicant and special inspections..... <i>Charged for each staff person in attendance at consultations and inspections</i>	\$88.00/hr	<i>Discontinue</i>
<u>School District Construction Excise Tax</u> <i>(Authorized by ORS 320.170 thru ORS 320.189)</i>  <i>Applies to construction within certain school districts in the City of Eugene and the Eugene Urban Growth Boundary.</i>  <i>Currently assessed on projects in the boundaries of Bethel School District #52 only.</i>	The construction excise tax is assessed as a dollar rate per square foot of construction which is collected by the City of Eugene and forwarded to the school district assessing the tax for capital improvement project funding. Rates can vary among districts	No change

<b>BUILDING PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<b>State Surcharge and Training Fees*</b> <i>*The amount of the State surcharge is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State.</i> (12 percent as of October, 2010)	Percentage of permit fees and hourly rate fees in lieu of permit	No change
See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.		

<b>ELECTRICAL PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<b>Plan Check Fees</b>	35% of electrical permit fees when plan check is performed	No change
<b>Residential Permit, New Construction:</b> <i>Single family, duplex, or multifamily per dwelling unit. Include attached garage. Service included.</i>		
1,000 square feet or less .....	\$200.00	\$208.00
Each additional 500 sq. ft. or portion thereof .....	\$46.00	\$48.00
Each limited energy installation .....	\$46.00/ea	\$48.00/ea
Each manufactured home or modular dwelling service or feeder .....	\$100.00	\$104.00
<b>Service or Feeder Permits:</b> <i>Installations, alterations or relocation</i>		
200 amps or less .....	\$110.00	\$114.00
201 amps to 400 amps .....	\$140.00	\$146.00
401 amps to 600 amps .....	\$200.00	\$208.00
601 amps to 1,000 amps .....	\$305.00	\$317.00
Over 1,000 amps or volts .....	\$615.00	\$640.00
Reconnect only .....	\$72.00	\$75.00
<b>Temporary Service or Feeder Permits:</b> <i>Installations, alterations or relocation</i>		
200 amps or less .....	\$90.00	\$94.00
201 amps to 400 amps .....	\$110.00	\$114.00
401 amps to 600 amps .....	\$180.00	\$187.00
601 amps to 1,000 amps .....	\$305.00	\$317.00
Over 1,000 amps or volts .....	\$615.00	\$640.00



<b>ELECTRICAL PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<b>Branch Circuit Permits:</b>		
New, alteration or extension (per panel) ..... <i>With purchase of service or feeder</i>	\$8.00/ea	\$8.50/ea
First branch circuit ..... <i>Without purchase of service or feeder</i>	\$65.00	\$68.00
Each additional branch circuit..... <i>Without purchase of service or feeder</i>	\$8.00/ea	\$8.50/ea
<b>Renewable Energy Systems:</b> <i>Installation, alteration or relocation</i>		
5 kva or less .....	\$110.00	\$114.00
5.01 to 15 kva .....	\$140.00	\$146.00
\$15.01 to 25 kva .....	\$180.00	\$187.00
<b>Over 25 kva:</b>		
<b>Solar generation systems</b> .....	n/a	\$187.00 plus \$10 for each additional kva, not to exceed \$937.00
<b>Wind generation systems:</b>		
<b>25.01 to 50 kva</b> .....	n/a	\$243.00
<b>50.01 to 100 kva</b> .....	n/a	\$486.00
<b>Over 100 kva</b> .....	n/a	Calculate based on service or feeder sizes(s) and branch circuits.
<b>Miscellaneous Permits Fees:</b> <i>Service or feeder not included</i>		
Each pump or irrigation circle .....	\$72.00/ea	\$75.00/ea
Each sign or outline lighting .....	\$72.00/ea	\$75.00/ea
Signal circuits or limited energy panel ..... <i>(Alteration or extension)</i>	\$72.00/ea	\$75.00/ea
<i>In buildings over three floors, each floor over three is considered a separate panel for calculating limited energy fees.</i>		
<b>Additional Plan Review Fee</b> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<b>Generator Inspections</b> <i>Minimum fee to cover cost of inspection. No additional hourly fees charged beyond the minimum.</i>	\$265.00	\$276.00
<b>Master Permit Program</b> <i>Inspection Fee</i>	\$88.00/hr (minimum charge \$88.00)	\$92.00/hr (minimum charge \$92.00)

ELECTRICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>State Surcharge and Training Fees*</b> <i>*The amount of the State surcharge is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State.</i>  (12 percent as of October, 2010)	Percentage of permit fees and hourly rate fees in lieu of permit	No change
See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.		

MECHANICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<u>Plan Check Fees</u>	65% of mechanical permit fees when plan review is performed	No change
<u>Minimum Permit Fee</u>	\$80.00	\$83.00
<u>Permit Fees for One- and Two-Family Dwellings:</u>  Mechanical Equipment:* Clothes dryer, exhaust fan, kitchen hood..... Fuel burning (incl. vents, chimney, flues, etc.) ..... All other appliances and equipment.....  Gas Piping System: New or altered..... Alteration to mechanical equipment or system.....  <i>*Mechanical equipment for one- and two-family dwellings includes, but is not limited to: wood stove, fireplace insert, furnace and its attached add-ons (e.g. cooling coil and air filter), pellet stove, heat pump condenser unit, log lighter, portions of boiler <b>installation</b> not regulated by the State, pool heater, sauna, solar energy system.</i>  <i>The following items are included in the base fee, separate fees will not be assessed: filter, volume damper, fresh air intakes, water heater regulated by plumbing code, duct work, control units or thermostats and similar equipment.</i>	\$17.00 \$34.00 \$23.00  \$18.00 \$21.00	\$18.00 \$35.00 \$24.00  \$19.00 \$22.00
<u>Permit Fees for Commercial, Industrial and Multi-Family Residential:</u> <i>Use the total value of the mechanical construction work equipment and installation costs to calculate the Mechanical permit fee.</i>		
\$1 - \$2,000 .....	\$80.00 minimum fee	\$83.00 minimum fee
\$2,001 - \$25,000 .....	\$89.20 plus \$7.46 for each additional \$1,000 or fraction thereof	\$83.00 plus \$9.00 for each additional \$1,000 or fraction thereof
\$25,001 - \$50,000 .....	\$298.80 plus \$5.60 for each additional \$1,000 or fraction thereof	\$290.20 plus \$6.75 for each additional \$1,000 or fraction thereof

MECHANICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
\$50,001 - \$100,000 .....	\$468.70 plus \$3.73 for each additional \$1,000 or fraction thereof	\$458.95 plus \$5.00 for each additional \$1,000 or fraction thereof
\$100,001 and up .....	\$689.13 plus \$3.12 for each additional \$1,000 or fraction thereof	\$708.95 plus \$3.25 for each additional \$1,000 or fraction thereof
<i>*Definition of Valuation: The valuation to be used in computing the permit fee and plan check fee shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and other permanent work or equipment, and the contractor's profit.</i>		
<b>Additional Plan Review Fee</b> For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<b>State Surcharge and Training Fees*</b> <i>*The amount of the State surcharge is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State.</i>  (12 percent as of October, 2010)	Percentage of permit fees and hourly rate fees in lieu of permit	No change
See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.		

PLUMBING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>Plan Check Fees</b>	35% of plumbing permit fees when plan review is performed	No change
<b>Plan Check Fee for Review of Fat, Oil and Grease Removal Equipment Information</b>	\$80.00	\$83.00
<b>Minimum Permit Fee</b>	\$80.00	\$83.00
<b>Commercial, Industrial and Multi-Family Residential Permits, and Alterations to Existing One- and Two-Family Dwelling Systems*</b>  <i>*Fixtures include: water closet, lavatory, tub/shower, sink, bidet, laundry tubs, disposal, dishwasher, clothes washer, water heater, floor sink/drain, through drain, drinking fountain, hose bib, sump pump/ejector, urinal, roof drain/overflow, catch basin, interceptor/grease trap, dental units, receptors.</i>	\$20.00 per fixture	\$21.00 per fixture
<b>One - or Two-Family Dwelling, New Construction:*</b> <i>Fee includes first 100 feet of water, storm and sewer service</i>		
One bathroom .....	\$440.00	\$458.00
Two bathrooms .....	\$590.00	\$614.00
Three bathrooms .....	\$660.00	\$686.00

PLUMBING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Each add'l bathroom above three & kitchen above one..... <i>*Base fee includes: kitchen, hose bibs, icemakers, underfloor low point drains, and rain drain packages that include piping, gutters, downspouts, and perimeter systems.</i>	\$176.00	\$183.00
<u>Additional Plan Review Fee</u> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<u>Hot Water Heater Permit, One- and Two-Family Residential Only</u> <i>Replacement of water heater of similar size and location that it is replacing.</i>  <i>(Includes one inspection)</i>	\$65.00	\$68.00
<u>Medical Gas System</u> <i>Calculate the total value of system equipment and installation costs, including but not limited to inlets, outlets, fixtures and appliances. Apply the value of work to the medical gas system permit fee table below.</i>		
\$1 - \$2,000.....	\$80.00 minimum fee	\$83.20 minimum fee
\$2,001 - \$25,000.....	\$89.20 plus \$7.46 for each additional \$1,000 or fraction thereof	\$83.20 plus \$9.00 for each additional \$1,000 or fraction thereof
\$25,001 - \$50,000.....	\$298.80 plus \$5.60 for each additional \$1,000 or fraction thereof	\$290.20 plus \$6.75 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000.....	\$468.70 plus \$3.73 for each additional \$1,000 or fraction thereof	\$458.95 plus \$5.00 for each additional \$1,000 or fraction thereof
\$100,001 and up.....	\$689.13 plus \$3.12 for each additional \$1,000 or fraction thereof	\$708.95 plus \$3.25 for each additional \$1,000 or fraction thereof
<u>Miscellaneous Permits:</u>		
Reverse plumbing.....	\$54.00	\$56.00
Septic tank removal.....	\$54.00	\$56.00
Solar units (potable water).....	\$76.00	\$79.00
Swimming pool piping to equipment.....	\$81.00	\$84.00
<u>Removal, Abandonment, or Cap Off of Fixtures as Listed Above</u>	\$10.00 per fixture*	\$10.50 per fixture*
<u>Sanitary Service:</u>		
First 100 feet.....	\$123.00	\$128.00
Each additional 100 feet or fraction thereof.....	\$54.00	\$56.00
<u>Storm Sewer Service:</u>		
First 100 feet.....	\$123.00	\$128.00
Each additional 100 feet or fraction thereof.....	\$54.00	\$56.00

PLUMBING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>Water Service:</b>		
First 100 feet.....	\$98.00	\$102.00
Each additional 100 feet or fraction thereof .....	\$54.00	\$56.00
<b>State Surcharge and Training Fees*</b> <i>*The amount of the State surcharge is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State.  (12 percent as of October, 2010)</i>	Percentage of permit fees and hourly rate fees in lieu of permit	No change
See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.		

FIRE PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>Commercial Plan Check Fee</b> <i>Fire code plan review associated with Building and Mechanical Permits.</i>  Commercial review for water and <b>access when no building permit or mechanical permit is issued concurrently</b> .....	35% of bldg permit fees when fire code plan review is performed  \$110.00	15% of bldg. permit fees  If no bldg. permit, 15% of mechanical permit fees  \$115.00
<b>Residential Plan Check Fees</b>  One- and two-family dwelling <b>or townhouse</b> review for water and access .....	15% of bldg permit fees when fire code plan review is performed  \$66.00	  \$115.00
<b>Additional Plan Review Fee</b> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<b>Alternate Fire Protection Systems</b> <i>Includes CO2, foam, clean agent, industrial dry or wet chemical, dust explosion, water mist  (Includes one inspection)</i>	\$275.00	Amended and moved to "Building Permit Fees" Section
<b>Commercial Kitchen Hood Suppression Systems</b> <i>(Includes one inspection)</i>	\$275.00	Amended and moved to "Building Permit Fees" Section
<b>Detection Systems</b> <i>Liquid and gas leak systems, fire and explosion detection systems  (includes one inspection)</i>	\$275.00	Amended and moved to "Building Permit Fees" Section
<b>Emergency/Evacuation Plans</b> <i>Review and evaluation</i>	\$88.00	Covered under "Commercial Plan Check Fee"

<b>FIRE PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<b>Emergency Generators</b> (Includes one inspection)	\$275.00	Amended and moved to "Building Permit Fees" Section
<b>Expired Application Processing Fee</b> Hourly rate charged for actual time spent processing and reviewing applications for which a permit is never issued.  Credit is given for paid plan check fees.	\$88.00/hr	Amended and moved to "Miscellaneous Fees" Section
<b>Fire Alarm System Fees:</b>  Plan review fees:  New construction .....  Additions to existing structures .....  Tenant improvements .....  Permit fee ..... Devices include: FACU, power modules, monitoring or supervisory devices, indicating & initiating devices, relays, etc.  (Fee does not include inspections)	  \$200.00 + \$50.00 per floor above the first 3  \$175.00  \$125.00  \$1.00 per device (maximum \$250.00)	  Amended and moved to "Building Permit Fees" Section
<b>Fire Pump</b> (includes one inspection)	\$250.00	Amended and moved to "Building Permit Fees" Section
<b>Fire Sprinkler Fees, Commercial Projects:</b>  Plan review fees:  New construction .....  Additions to existing structures .....  Tenant improvements .....  Permit fee:  Fire sprinklers, 13 and 13R systems.....  (Fee does not include inspections)	  \$200.00 + \$50.00 per floor above the first 3  \$175.00  \$150.00  \$1.00 per sprinkler, max \$500.00	  Amended and moved to "Building Permit Fees" Section
<b>Fire Suppression Systems, Residential Projects:</b> Based on area of the residential structure. Base fee includes plan review and inspections.  0 - 2,000 square feet ..... 2,001 - 3,600 square feet ..... 3,601 - 7,200 square feet ..... Over 7,200 square feet.....	  \$340.00 \$367.00 \$407.00 \$462.00	  Amended and moved to "Building Permit Fees" Section
<b>Hazardous Materials</b> Includes highly toxic and toxic chemical supply and drainage systems, HPM tools and systems, and cryogenic systems	\$386.00	\$401.00

<b>FIRE PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<i>(includes one inspection)</i>		
<u>HazMat Chemical Evaluation/Review (HMIS)</u>	\$253.00	\$263.00
<u>High-Piled Storage</u> <i>(Includes one inspection)</i>	\$165.00	<i>Amended and moved to "Building Permit Fees" Section</i>
<u>Medical Gas System Review</u> <i>(Includes one inspection)</i>	\$165.00	<i>Amended and moved to "Building Permit Fees" Section</i>
<u>Paint Booths</u> <i>Includes reviews for any spray coating, dry or liquid, and application process, like power coating. Does not include fire protection system review.</i> <i>(includes one inspection)</i>	\$275.00/ea	<i>Amended and moved to "Building Permit Fees" Section</i>
<u>Private Water Mains and Hydrant Systems</u> <i>(Includes two inspections)</i>	\$350.00	\$364.00
<u>Propane Tanks</u> <i>Exceeding 125 water gallons</i> <i>(Includes one inspection)</i>	\$68.00	\$71.00
<u>Refrigeration System Review</u> <i>Includes leak detection system review</i> <i>(Includes one inspection)</i>	\$165.00	<i>Covered under "Commercial Plan Check Fee"</i>
<u>Site Development Review</u> <i>(e.g., grading, fill, excavation, PEPI, etc. not related to a specific structure.)</i>	\$108.00	\$115.00
<u>Standpipe</u> <i>With or without combination system</i> <i>(Includes plan review and inspections)</i>	\$250.00	<i>Amended and moved to "Building Permit Fees" Section</i>
<u>Tanks:</u> <i>(includes one inspection)</i>		
Water storage tanks <i>(for fire protection water supply)</i> .....	\$330.00	\$343.00
Fuel <i>or hazardous material</i> tank installation <i>or alteration</i> (above- and underground) .....	\$300.00	\$312.00
Fuel <i>or hazardous material</i> tanks abandoned in place.....	\$138.00	\$144.00
Fuel <i>or hazardous material</i> tank removal (underground) .....	\$138.00	\$144.00
Each additional <i>fuel or hazardous material</i> tank on same premises.....	\$55.00	\$57.00
<u>State Surcharge and Training Fees*</u> <i>*The amount of the State surcharge is established by the State of Oregon on building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, manufactured home permit fees, grading fees, and the hourly fees charged under the Master Permit program. The surcharge is subject to change by the State and is collected by the City and passed through to the State.</i> <i>(12 percent as of October, 2010)</i>	Percentage of permit fees and hourly rate fees in lieu of permit	<i>Discontinue</i>
See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.		

EROSION PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>Erosion Prevention Permit Fees:</b>		
New residential .....	\$275.00	\$286.00
Residential addition .....	\$165.00	\$172.00
New commercial .....	\$385.00	\$400.00
<i>Sites less than one acre</i>		
New commercial .....	\$825.00	\$858.00
<i>Sites one acre or larger</i>		
Commercial addition .....	\$220.00	\$229.00
Utility .....	\$220.00	\$229.00
Umbrella Permit .....	\$825.00	\$858.00
<i>Permit for multiple construction activities on the same parcel of land that are proposed in connection with a development, including private infrastructure, structures, and other site improvements.</i>		
+ (plus) Sensitive lot fee .....	\$176.00/lot	\$183.00/lot
<i>(Designated pursuant to R-6.645-E)</i>		
+ (plus) Non-sensitive lot fee .....	\$88.00/lot	\$92.00/lot
Annual Permit .....	\$1,650/year or \$88.00/hr	\$1,716.00/year or \$92.00/hr
<b>Annual Compliance Fee</b> <i>Billed annually until permit is closed.</i>	50% of annual permit fee	No change
<b>Non-Permitted Site Fee</b> <i>Assessed on permits for new residential and commercial construction, residential and commercial additions to existing structures, excavation and grading and site development that do not require erosion permits.</i>	\$88.00	\$92.00
<i>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</i>		

PUBLIC WORKS PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>Plan Check Fees:</b>		
<u>Residential:</u>		
New construction .....	\$364.00	\$379.00
Additions/alterations to existing structures .....	\$118.00	\$123.00
<u>Commercial:</u>		
New construction .....	\$785.00	\$816.00
Additions/alterations to existing structures .....	\$420.00	\$437.00
Limited development, grade and fill review .....	\$68.00	\$71.00



<b>PUBLIC WORKS PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
Private easement review .....	\$112.00	\$116.00
Stormwater management facility review ..... (Non-simplified design)	\$238.00	248.00
<b>Additional Plan Review Fee</b> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<b>Building Move Permit Fee</b> <i>Assessed for each structure being moved</i>	\$548.00	\$570.00
<b>Driveway Permit Fees:</b> <i>Driveway cuts completed with residential and commercial building permits for new construction, or additions and alterations to existing structures, are included in the plan check fees shown above.</i>		
Residential w/o building permit.....	\$162.00	\$168.00
Commercial w/o building permit .....	\$219.00	\$228.00
Each add'l driveway cut beyond first driveway .....	\$75.00	\$78.00
Repair of driveway previously built to City standards .....	\$112.00	\$116.00
<b>Dye Test</b>	\$35.00	\$36.00
<b>Excavation in the Public Right-of-Way (ROW):</b>		
Excavation in row and public utility easements ..... (Not involving pavement cuts)	\$150.00	\$156.00
Excavation in row involving pavement cuts .....	\$448.00	\$466.00
Minor excavation in public utility easement and curb core cuts.....	\$46.00	\$48.00
<b>Floodplain, Floodway Fees:</b>		
Floodplain development permit w/o buildings..... <i>Assessed for fill, grading and other non-building-related development within the Special Flood Hazard Area (SFHA). This fee includes structures such as fences, retaining walls, bridges, paving, etc.</i>  <i>(Additional fees will apply for development work within the Floodway, or work that includes a Watercourse Alteration within the SFHA).</i>	\$44.00	\$46.00
Floodplain Development Permit w/ buildings..... <i>Assessed for review of an elevation or floodproofing certificate, other building-related floodplain requirements, and other structural development within the Special Flood Hazard Area (SFHA).</i>  <i>(Additional fees will apply for development work within the Floodway, or work that includes a Watercourse Alteration within the SFHA).</i>	\$220.00 per building	\$229.00 per building
Watercourse Alteration..... <i>Assessed for alteration or relocation of any watercourse within the Special Flood Hazard Area (SFHA). Watercourses include those identified on adopted Flood Insurance Rate Map (FIRM) and any waterways or other bodies of water which convey public stormwater.</i>  <i>(Routine maintenance activities such as vegetation management and sedimentation removal are not considered watercourse alterations).</i>	\$485.00	\$504.00
Floodway Development (minor)..... <i>Assessed for minor grading, fill or other development within the Floodway that either results in less than two cubic yards of fill or</i>	\$132.00	\$137.00

PUBLIC WORKS PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<p><i>development which does not increase the native ground elevation at ANY point. Development in the Floodway is required to meet additional flood-related requirements.</i></p> <p><i>(This fee is in addition to the appropriate Floodplain Development permit fee).</i></p> <p>Floodway Development.....</p> <p><i>Assessed for grading, fill and all other development within the Floodway. Development in the Floodway is required to meet additional flood-related requirements.</i></p> <p><i>(This fee is in addition to the appropriate Floodplain Development permit fee).</i></p>	\$396.00	\$412.00
Property Review Checklist	\$100.00	\$104.00
Revocable Permit Fees:		
Permits not requiring a recorded agreement .....	\$187.00	\$194.00
Permits requiring a recorded agreement .....	\$536.00	\$557.00
<p><b>Sidewalk Permit Fees:</b></p> <p><i>Sidewalks completed with a residential or commercial building permit for new construction, or additions and alterations to existing structures, are included in the plan check fees shown above.</i></p> <p>Residential w/o building permit.....</p> <p>Commercial w/o building permit .....</p> <p><i>(First 400 square feet)</i></p> <p>Commercial, each add'l square foot over 400 .....</p> <p>Repair of sidewalk previously built to city standards.....</p>	<p>\$223.00</p> <p>\$223.00</p> <p>\$0.11/square foot</p> <p>\$143.00</p>	<p>\$232.00</p> <p>\$232.00</p> <p>No change</p> <p>\$149.00</p>
Temporary Right-of-Way (ROW) Use:		
Minimum fee.....	\$52.00	\$54.00
Weekly (per sq ft/week).....	\$0.04	\$0.05
Monthly (per sq ft/mo) .....	\$0.15	No change
<i>(First 6 months)</i>		
Long-Term (per sq ft/mo) .....	\$0.05	No change
<i>(Each additional month after first 6)</i>		
Block party (with street closure), first day.....	\$84.00	\$87.00
Block party, each additional day.....	\$28.00/day	\$29.00/day
See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.		

ZONING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Plan Check Fees:		
Commercial .....	45% of bldg permit fee when zoning plan review is performed	No change

<b>ZONING PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
Residential .....	35% of bldg permit fee when zoning plan review is performed	No change
<u>Special Development Standards Review</u> <i>Assessment includes, but is not limited to: properties with a zoning overlay, properties with special development standards applied through an approved land use application, properties that have non-conforming use or structure issues, properties with an historic designation, if the property zoning requires unique development standards, and if any document is required to be recorded to address zoning issues.</i>	\$88.00/hr (maximum fee \$264.00)	\$92.00/hr (maximum fee \$276.00)
<u>Additional Plan Review Fee</u> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<u>Cell Tower Consultant Fee</u> <i>Fee methodology based on EC 9.5750(11).</i>  <i>Deposit required at time of application.</i>	\$525.00 deposit. Total cost will be based on City's actual cost to retain consultant	No change
<u>Land Use Compatibility:</u> <i>Department of Environmental Quality, Department of Motor Vehicles, and Oregon Liquor Control Commission review)</i>		
New .....	\$88.00	\$92.00
Renewal .....	\$44.00	\$46.00
<u>Variances:</u> <i>Does not include recording fees</i>		
Noise .....	\$605.00	\$629.00
Sign .....	\$605.00	\$629.00
Zoning .....	\$605.00	\$629.00
<u>Zoning Inspection Fee</u>	\$88.00	\$92.00
<u>Zoning Verification</u> <i>(Minimum charge ½ hour)</i>	\$88.00/hr (\$44.00 minimum)	\$92.00/hr (minimum charge \$46.00)
See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.		

<b>SIGN PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<u>Sign Plan Check Fees:</u>		
Signs up to 32 sq ft.....	\$63.00	\$66.00
Signs over 32 sq ft but below 100 sq ft.....	\$106.00	\$110.00
Signs 100 sq ft or more, but below 200 sq ft.....	\$158.00	\$164.00
Billboards & signs over 200 sq ft .....	\$265.00 per sign face	\$276.00 per sign face

<b>SIGN PERMIT FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<u>Sign Permit Fees:</u>		
Signs up to 32 sq ft.....	\$106.00 per sign	\$110.00 per sign
Signs over 32 sq ft but below 100 sq ft.....	\$211.00 per sign	\$219.00 per sign
Signs 100 sq ft or more, but below 200 sq ft.....	\$528.00 per sign	\$549.00 per sign
Billboards & signs over 200 sq ft .....	\$1,056 per sign	\$1,098.00 per sign
<i>(Additional review is required under the building code for free-standing signs and wall signs).</i>		
<u>Building Code Requirements:</u>		
Wall signs .....	\$99.00 (\$60.00 sign fee + 65% plan review of \$39.00)	\$103.00 (\$62.00 sign fee + 65% plan review of \$41.00)
Pole signs .....	\$198.00 (\$120.00 sign fee + 65% plan review of \$78.00)	\$206.00 (\$125.00 sign fee + 65% plan review of \$81.00)
<u>Additional Plan Review Fee</u> <i>For consultation, coordination and inquiries related to changes, additions or revisions after initial application submittal.</i>	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<i>See also "Inspection Fees" and "Miscellaneous Fees" at the end of this fee schedule.</i>		

<b>INSPECTION FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<u>Inspections for Which No Fee is Specifically Indicated</u> <i>Assessed under Eugene Code 8.005(14)</i>	\$88.00/ea	\$92.00/ea
<u>Inspections Outside of Normal Business Hours</u>	\$88.00/hr (\$176.00 minimum)	\$92.00/hr (minimum charge \$184.00)
<u>Reinspection Fee</u>	\$88.00/ea	\$92.00/ea

<b>MISCELLANEOUS FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<u>Appeal of a Decision of the City Manager or Designee</u> <i>Where an appeal is specifically authorized under chapters 6, 8 or 9 of Eugene Code, 1971</i>	\$250.00	No change
<u>Expired Application Processing Fee</u> <i>Hourly rate charged for actual time spent processing and reviewing applications for permits that are never issued.</i>  <i>Credit is given for paid plan check fees.</i>	\$88.00/hr	\$92.00/hr
<u>Non-Sufficient Funds (NSF) Check Processing Fee</u>	Charged in accordance with City of Eugene admin order establishing NSF fee	No change

<b>MISCELLANEOUS FEES</b>		
<b>Fee Description</b>	<b>Current Fees</b>	<b>Proposed Fees</b>
<b>Permit Renewal (Expired Permit Reinstatement Fee)</b> <i>Fee for renewal of a permit that has been expired for one year or less, provided no changes have been made in the original plans and specifications for the work. A permit may only be renewed once.</i>  <i>Permits that have been expired longer than one year cannot be renewed, you must reapply for new permits.</i>	½ of total permit fees using permit rates at time of renewal	No change
Investigation Fee..... <i>Hourly rate charged for research, travel time and time spent on site ensuring fire and life safety requirements are satisfied.</i>  <i>Fee is in addition to permit renewal fee.</i>	\$88.00/hr (minimum charge \$44.00)	\$92.00/hr (minimum charge \$46.00)
<b><u>Code Project Consultation Meetings</u></b>	\$100.00	\$100.00
<b><u>Record Searches</u></b>	Research and copy fees charged in accordance with City of Eugene Public Records fee order	No change
<b><u>Refund Processing Fee</u></b>	80% of permit and plan check fees will be refunded  No portion of the admin fee will be refunded	No change
<b><u>Reports from Permit Tracking System:</u></b>		
Standard, pre-designed reports.....	Charged in accordance with City of Eugene Public Records fee order	No change
New reports requiring programming..... (Minimum ½ hour)	Charged in accordance with City of Eugene Public Records fee order	No change
<b><u>Work Without Permit Fee</u></b> <i>Assessed for work started before obtaining permits.</i>	Double permit fees (minimum charge \$160)	
Investigation Fee..... <i>Hourly rate charged for research, travel time and time spent investigating work activities begun before obtaining permits</i>  <b><i>Investigation fees are charged based on the average time spent on investigation to ensure compliance with the state building code, as follows:</i></b>	\$88.00/hr	\$92.00/hr
Specialty permits, signs (1 hr) .....	n/a	\$92.00
Residential additions, alterations, new construction (2 hr) .....	n/a	\$184.00
Commercial additions, alterations, tenant infill, change of use (3.5 hr) .....	n/a	\$322.00
Illegal dwelling units (6 hr) .....	n/a	\$552.00
<i>Fee is in addition to permit fees.</i>		

ADMINISTRATIVE USER FEE		
Fee Description	Current Fees	Proposed Fees
Administrative User Fee	<p>Total of all fees established by this or other administrative orders and collected by the Permit &amp; Information Center (exclusive of SDC charges, appeal fees, and State surcharge and training fees) times 9%</p> <p>(\$7,500 maximum per phase of project)</p>	No change

In determining the proposed fees, I have considered the applicable policies, enactments and directives of the City Council, the amount charged for these services by the City in the past, the full costs of providing the services supported by the fees, the amounts charged and the calculation methods used by other comparable providers, and the revenue needs of the City as determined by the adopted City budget.

Comments on these fee amendments must be submitted in writing to Nancy Young in the Planning & Development Department, Building & Permit Services Division, 99 West 10th Avenue, Eugene, Oregon 97401, or via e-mail to [nancy.a.young@ci.eugene.or.us](mailto:nancy.a.young@ci.eugene.or.us), within 15 days from the date of posting as indicated below. After expiration of the comment period, the City Manager will consider the comments received and, by administrative order, amend the fees as proposed or as modified in response to comments received.

**Jon R. Ruiz, City Manager**

**Date of Posting:** June 2, 2014

# NOTICE OF INTENDED AMENDMENT OF THE CONSTRUCTION AND DEVELOPMENT FEE SCHEDULE

**To: The Mayor and City Councilors of the City of Eugene, and other interested persons.**

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Chapter 8 and Section 2.020 of the Eugene Code, 1971, effective July 1, 2014, the City Manager of the City of Eugene intends to amend the Construction and Development Fee Schedule that was adopted by Administrative Order No. 53-10-06-F. Of the proposed fee amendments, those fees that are \$250 or more are set out below.

*(A full schedule of the proposed amendments can be reviewed at the City Manager's Office, 125 East 8<sup>th</sup> Avenue, Eugene, at the Planning and Development Department, 99 East 10<sup>th</sup> Avenue, Eugene, Oregon, or on the City's website at <http://www.eugene-or.gov/> on the City Recorder's Office page under "Administrative Order.")*

BUILDING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Building Permit Fees:		
<p>Project valuation:*</p> <p>New construction: The International Code Council Building Valuation Data Table, current as of April 1 each year, is used to calculate the project value and is based on the type of construction and proposed building use. Project value is then applied to the table below to determine the building permit fee.</p> <ul style="list-style-type: none"> <li>• Residential carports, covered porches, patios and decks use 50% of the value of a private garage ("utility, miscellaneous") from the valuation table.</li> </ul> <p>Alteration or repair: The permit fees are calculated based on the fair market value of all construction work for which the permit is issued.</p> <p>*Definition of Valuation: The valuation to be used in computing the permit fee and plan check fee shall be the total value of all construction work, excluding fire systems, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, and other permanent work or equipment, and the contractor's profit.</p> <p>Use total value of construction work determined above to calculate the Building Permit Fee below:</p>		
\$25,001 - \$50,000.....	\$298.80 plus \$5.60 for each additional \$1,000 or fraction thereof	\$290.20 plus \$6.75 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000.....	\$468.70 plus \$3.73 for each additional \$1,000 or fraction thereof	\$458.95 plus \$5.00 for each additional \$1,000 or fraction thereof

BUILDING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
\$100,001 and up.....	\$689.13 plus \$3.12 for each additional \$1,000 or fraction thereof	\$708.95 plus \$3.25 for each additional \$1,000 or fraction thereof
<b>Manufactured Dwelling Permits:</b>  Installation permit on lots or in parks ..... Fee includes: concrete slab, code compliant runners or foundations, electrical feeder, first 30 lineal feet of plumbing connections and all cross-over connections.  *Accessory structure fees will be assessed based on the value of construction determined under the Building Permit Fee section above.  Manufactured Dwelling Park Closure Permit ..... (Section 2.1086 Eugene Code, 1971)	\$330.00*          \$640.00	\$312.00*          \$666.00
Emergency Generator	\$275.00	\$286.00
<b>Excavation &amp; Grading Fees:</b> Applies to all property except public right-of-way  Permit fees:  10,001 - 100,000 cubic yards.....  100,001 cubic yards or more.....	    \$585.00  \$795.00	    \$608.00  \$827.00
<b>Fire Suppression, Residential Stand-Alone and Multi-Purpose Systems:</b> Based on area of the residential structure. Base fee includes plan review and inspections.  0 – 2,000 square feet.....  2,001 – 3,600 square feet.....  3,601 – 7,200 square feet.....  Over 7,200 square feet.....	    \$340.00 \$367.00 \$407.00 \$462.00	    \$354.00 \$382.00 \$424.00 \$481.00
<b>Fire System Fees, Commercial:</b> Fire Sprinkler, Fire Suppression, Fire Alarm, Standpipe, Paint Booth and similar systems. Commercial fire system permit fees shall be charged based on the total valuation of work to be performed.  \$25,001 - \$50,000.....       \$50,001 - \$100,000.....       \$100,001 and up.....	       n/a       n/a       n/a	       \$290.20 plus \$6.75 for each additional \$1,000 or fraction thereof       \$458.95 plus \$5.00 for each additional \$1,000 or fraction thereof       \$708.95 plus \$3.25 for each additional



BUILDING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
		\$1,000 or fraction thereof
<b>Phased Permit Fee</b> Coordination fee charged in addition to normal plan review and permit fees; base fee includes required predevelopment meeting.  Fee assessed on each phase of a project.	\$275.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase	\$286.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase
<b>Same-as-Plans (SAPs)*</b> Structural plan review for single family homes and duplexes where a new structure is being constructed that is identical to a structure that has already been reviewed and approved by city staff.  Plan review fees for Zoning, Public Works and Fire will also be charged where applicable.	\$250.00 per structure	\$260.00 per structure
<b>Same-time-Plans (STPs)*</b> Structural plan review for each additional structure when identical structures are being constructed and plans for each structure are submitted at the same time. Full structural plan review fees will be collected for the first home/duplex of the same design.  Plan review fees for Zoning, Public Works and Fire will also be charged where applicable.	\$250.00 per structure	\$260.00 per structure
<b>Site Development Permit &amp; Plan Check Fee</b> Includes review and inspection by Public Works and Land Use. Additional Plan review fees will be assessed if the project requires review under the Plumbing, Building or Fire Codes.	\$770.00	\$801.00
<b>Temporary Certificates of Occupancy (TCOs):</b>  Commercial, new application.....	10% of building permit fee for first 30 days	\$312.00
Commercial, renewal.....	Original TCO fee multiplied by the number of renewals, plus \$500.00	\$312.00

ELECTRICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>Service or Feeder Permits:</b> Installations, alterations or relocation		
601 amps to 1,000 amps .....	\$305.00	\$317.00
Over 1,000 amps or volts .....	\$615.00	\$640.00
<b>Temporary Service or Feeder Permits:</b> Installations, alterations or relocation		
601 amps to 1,000 amps .....	\$305.00	\$317.00
Over 1,000 amps or volts .....	\$615.00	\$640.00

ELECTRICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>Renewable Energy Systems:</b> Installation, alteration or relocation  Over 25 kva:  Wind generation systems:  50.01 to 100 kva.....	n/a	\$486.00
<b>Generator Inspections</b> Minimum fee to cover cost of inspection. No additional hourly fees charged beyond the minimum.	\$265.00	\$276.00

MECHANICAL PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>Permit Fees for Commercial, Industrial and Multi-Family Residential:</b> Use the total value of the mechanical equipment and installation costs to calculate the Mechanical permit fee.		
\$25,001 - \$50,000 .....	\$298.80 plus \$5.60 for each additional \$1,000 or fraction thereof	\$290.20 plus \$6.75 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000 .....	\$468.70 plus \$3.73 for each additional \$1,000 or fraction thereof	\$458.95 plus \$5.00 for each additional \$1,000 or fraction thereof
\$100,001 and up .....	\$689.13 plus \$3.12 for each additional \$1,000 or fraction thereof	\$708.95 plus \$3.25 for each additional \$1,000 or fraction thereof

PLUMBING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
<b>One - or Two-Family Dwelling, New Construction.*</b> Fee includes first 100 feet of water, storm and sewer service		
One bathroom .....	\$440.00	\$458.00
Two bathrooms .....	\$590.00	\$614.00
Three bathrooms .....	\$660.00	\$686.00
*Base fee includes: kitchen, hose bibs, icemakers, underfloor low point drains, and rain drain packages that include piping, gutters, downspouts, and perimeter systems.		
<b>Medical Gas System</b> Calculate the total value of system equipment and installation costs, including but not limited to inlets, outlets, fixtures and appliances. Apply the value of work to the medical gas system permit fee table below.		
\$25,001 - \$50,000 .....	\$298.80 plus \$5.60	\$290.20 plus \$6.75

PLUMBING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
	for each additional \$1,000 or fraction thereof	for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000.....	\$468.70 plus \$3.73 for each additional \$1,000 or fraction thereof	\$458.95 plus \$5.00 for each additional \$1,000 or fraction thereof
\$100,001 and up.....	\$689.13 plus \$3.12 for each additional \$1,000 or fraction thereof	\$708.95 plus \$3.25 for each additional \$1,000 or fraction thereof

FIRE PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Hazardous Materials Includes highly toxic and toxic chemical supply and drainage systems, HPM tools and systems, and cryogenic systems (includes one inspection)	\$386.00	\$401.00
HazMat Chemical Evaluation/Review (HMIS)	\$253.00	\$263.00
Private Water Mains and Hydrant Systems (Includes two inspections)	\$350.00	\$364.00
Tanks: (includes one inspection)		
Water storage tanks (for fire protection water supply) .....	\$330.00	\$343.00
Fuel or hazardous material tank installation or alteration (above- and underground) .....	\$300.00	\$312.00

EROSION PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Erosion Prevention Permit Fees:		
New residential .....	\$275.00	\$286.00
New commercial .....	\$385.00	\$400.00
Sites less than one acre		
New commercial .....	\$825.00	\$858.00
Sites one acre or larger		
Umbrella Permit.....	\$825.00	\$858.00
Permit for multiple construction activities on the same parcel of land that are proposed in connection with a development, including private infrastructure, structures, and other site improvements.		
Annual Permit.....	\$1,650/year or \$88.00/hr	\$1,716.00/year or \$92.00/hr

PUBLIC WORKS PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Plan Check Fees:		
Residential:		
New construction .....	\$364.00	\$379.00
Commercial:		
New construction .....	\$785.00	\$816.00
Additions/alterations to existing structures .....	\$420.00	\$437.00
Building Move Permit Fee Assessed for each structure being moved	\$548.00	\$570.00
Excavation in the Public Right-of-Way (ROW):		
Excavation in row involving pavement cuts .....	\$448.00	\$466.00
Floodplain, Floodway Fees:		
Watercourse Alteration .....	\$485.00	\$504.00
Assessed for alteration or relocation of any watercourse within the Special Flood Hazard Area (SFHA). Watercourses include those identified on adopted Flood Insurance Rate Map (FIRM) and any waterways or other bodies of water which convey public stormwater.		
(Routine maintenance activities such as vegetation management and sedimentation removal are not considered watercourse alterations).		
Floodway Development .....	\$396.00	\$412.00
Assessed for grading, fill and all other development within the Floodway. Development in the Floodway is required to meet additional flood-related requirements.		
(This fee is in addition to the appropriate Floodplain Development permit fee).		
Revocable Permit Fees:		
Permits requiring a recorded agreement .....	\$536.00	\$557.00

ZONING PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Variances:		
Does not include recording fees		
Noise .....	\$605.00	\$629.00
Sign .....	\$605.00	\$629.00
Zoning .....	\$605.00	\$629.00

SIGN PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
Sign Plan Check Fees:		
Billboards & signs over 200 sq ft .....	\$265.00 per sign face	\$276.00 per sign

SIGN PERMIT FEES		
Fee Description	Current Fees	Proposed Fees
		face
Sign Permit Fees:		
Signs 100 sq ft or more, but below 200 sq ft .....	\$528.00 per sign	\$549.00 per sign
Billboards & signs over 200 sq ft .....	\$1,056 per sign	\$1,098.00 per sign

MISCELLANEOUS FEES		
Fee Description	Current Fees	Proposed Fees
Investigation fees are charged based on the average time spent on investigation to ensure compliance with the state building code, as follows:		
Commercial additions, alterations, tenant infill, change of use (3.5 hr) .....	n/a	\$322.00
Illegal dwelling units (6 hr) .....	n/a	\$552.00

Comments on these fee amendments must be submitted in writing to Nancy Young in the Planning & Development Department, Building & Permit Services Division, 99 West 10th Avenue, Eugene, Oregon 97401, or via e-mail to [nancy.a.young@ci.eugene.or.us](mailto:nancy.a.young@ci.eugene.or.us), within 15 days from the date of publishing as indicated below. After expiration of the comment period, the City Manager will consider the comments received and, by administrative order, amend the fees as proposed or as modified in response to comments received.

Jon R. Ruiz, City Manager

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